

Government of the District of Columbia

ZONING COMMISSION



ZONING COMMISSION ORDER NO. 215

Cases No. 75-15 and 75-16

March 16, 1978

The application in Case no. 75-15 is a request from CBI-Fairmac to amend the text of the Zoning Regulations to create a new floating zone to be designated Planned International District, or PID. Such a district would be mapped upon application of individual property owners, and would allow for the location of embassies, chanceries, offices of international organizations and residential units on large tracts of land, after a complete analysis of the impact of such an application. The application in Case No. 75-16 is a request from CBI-Fairmac, the owners of McLean Gardens, to designate the PID for the McLean Gardens site, an area of approximately thirty-three acres, excluding streets and public rights-of-way, located on the west side of Wisconsin Avenue from Idaho Avenue to Rodman Street, N.W. These applications were filed on December 10, 1975.

At its public meeting held on February 12, 1976, the Zoning Commission determined that it would take no action on these applications until the National Capital Planning Commission had prepared the element of the Comprehensive Plan for the National Capital dealing with Foreign Missions and International Agencies. Under the Home Rule Act, the Mayor is precluded from planning for such developments, with such planning reserved to NCPC. Furthermore, the Home Rule Act mandates that the Zoning Regulations must "not be inconsistent with the comprehensive plan."

On October 6, 1977, the NCPC finally adopted the Foreign Missions and International Agencies element of the Comprehensive Plan. During the consideration of that element, representatives of CBI-Fairmac specifically presented to the NCPC the proposal that McLean Gardens be included in those areas appropriate for chancery development. The adopted element did not map McLean Gardens within those areas.

Subsequent to the adoption of the element, NCPC transmitted the element to the Zoning Commission for appropriate changes in the Zoning Regulations to implement the element. The Zoning Commission currently has pending before it a proposal to create and map new zone districts to be designated Diplomatic Overlay, or D, Districts. Such districts have been specifically designed to implement the NCPC plan and more closely reflect the details of the plan than the proposed PID.

The Commission finds that, even under the most liberal interpretation of the NCPC element, the McLean Gardens site is not an appropriate area for chancery development and that to so map the area would be inconsistent with the Comprehensive Plan. The Commission further finds that the proposed text amendments now being considered by the Commission in Cases No. 77-45 and 77-46 are more appropriate to implement the NCPC Plan than the PID.

Based on the foregoing reasons, the Commission therefore hereby orders that no hearings on applications 75-15 and 75-16 be set, and that the applications be denied.



STEVEN E. SHER
Executive Director

Vote of the Commission taken at the public hearing held on March 16, 1978: 3-0 (John G. Parsons, George M. White and Walter B. Lewis to deny without a hearing, Ruby B. McZier and Theodore F. Mariani not present, not voting).